

Evaluation criteria (Per Section 21-59)

In addition to meeting special standards for a particular use, the applicant must illustrate that he/she can comply with the following criteria when any conditional use is proposed.

- (1) Adequate transportation access to the site exists;

Applicant Response - 181.34' Road Frontage, Happy Lake Road

Staff Comments - According to the North Carolina Department of Transportation, volume in 2006 for Happy Lake Road (SR 2559) was 880 daily trips. With an estimated capacity of 6,000 daily trips, in 2006 Happy Lake Road had a volume to capacity of 14.7%. Based on these figures the proposed use should have minimal impact on the existing transportation infrastructure.

- (2) The use will not significantly detract from the character of the surrounding area;

Applicant Response - A house will be built there

Staff Comments - The proposed structure for *The Refuge Transitional House* will be a country style, four bedroom, four bathroom, three car garage residence that along with the *Type A* screening required in Section 21-216 should not detract from a primarily residential area.

- (3) Hazardous safety conditions will not result;

Applicant Response - N/A

Staff Comments - Adequate frontage and sight distance should alleviate any safety concerns coming in and out of the property.

- (4) The use will not generate significant noise, odor, glare, or dust;

Applicant Response - The house will blend in with the surrounding properties

Staff Comments - The proposed use provides residence to those in need and should not create any more noise, odor, glare or dust that would be created by any other residential structure.

- (5) Excessive traffic or parking problems will not result; and

Applicant Response - N/A

Staff Comments - See criteria (1) above.

- (6) The use will not create significant visual impacts for adjoining properties or passersby.

Applicant Response - The house will add to the surrounding properties

Staff Comments - The proposed country style home will replace an abandoned singlewide mobile home and should increase the visual appeal of the property.